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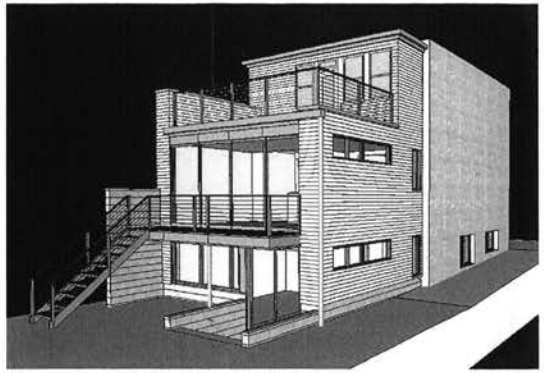
PERMIT SET
APRIL 2, 2012

ADDITION & INTERIOR RENOVATIONS
1906 35th ST NW
WASHINGTON DC



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ZONING/CODE INFO

SQUARE: 1296 SUFFIX E LOT 0836
LOT SIZE 3069 SF
GROSS FLOOR AREA 1291 SF
RESIDENTIAL USE

ZONE R-3

MAX. LOT OCCUPANCY (40%)
F.A.R. N/A
MAX HEIGHT : 3 STORIES (40')
REAR YARD SETBACK FOR - 20'
SIDE YARD SETBACK 8'
LOT RECORDED BEFORE 3/16/28

EXISTING TWO STORY PLUS BASEMENT ROW HOUSE :
MASONRY BLOCK WALLS
FIRE SUPRESSION SYSTEM: N/A
FIRE PROTECTIVE SIGNALING SYSTEM: N/A / EXISTING

OCCUPANT LOAD:
FIRE RESISTANCE RATING (TABLE 601)
FIREWALLS & PARTY WALLS: 2HR
FIRE SEPARATION ASSEMBLIES
MIXED USE SEPARATION: 0HR
FIRE PARTITIONS
EXIT ACCESS CORRIDORS: 1HR
TENANT SPACE SEPARATIONS: 0HR
SMOKE BARRIERS: 1HR
OTHER NON-BEARING PARTITIONS: 0HR
INTERIOR LOAD BEARING PARTITIONS: 0HR
STRUCTURAL FRAME: 0HR

FLOOR CONSTRCUTION: 0HR
EGRESS:
NUMBER OF EXITS REQ'D: 1 PROVIDED: 1
MAX EGRESS DISTANCE: 200'

ABBREVIATIONS

#	POUND OR NUMBER
&	AND
@	AT
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYND	BEYOND
BOT	BOTTOM
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEMO	DEMOLISH
DIA	DIAMETER
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR/ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALLBOARD
ILO	IN LIEU OF
INSUL	INSULATED
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	METAL
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OH	OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT/PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RM	ROOM
SIM	SIMILIAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURAL
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED (BY OWNER)
TELE	TELEPHONE
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TP	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
WD	WOOD

OWNER
JOHN & SUZANNE SIMON

DESIGNER
STEPHEN STRASSER
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WASHINGTON DC 20024
202-423-8171

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STRUCTURAL ENGINEER
SHAWN P. KELLEY, P.E.
MOMENT STRUCTURAL
ENGINEERING GROUP, LLC 10530
WARWICK AVE, SUITE #C5 FAIRFAX, VA 22030
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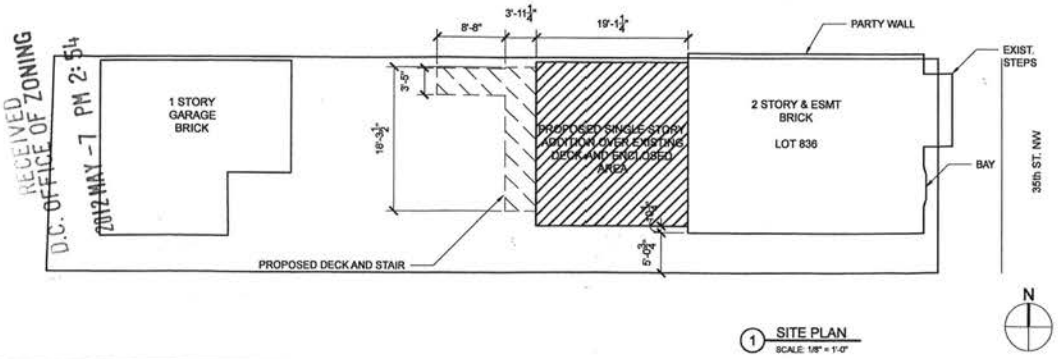

1 SITE PLAN
SCALE: 1/8" = 1'-0"

LOCATION / MAP

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COVER SHEET

CS-001

Board of Zoning Adjustment
District of Columbia
CASE NO.18407
EXHIBIT NO.9

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE
2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
3. AS PER THE 2006 INTERNATIONAL RESIDENTIAL CODE, STRUCTURAL WOOD TO BE SPRUCE-PINE-FIR GRADE #2 OR BETTER
4. AS PER THE 2006 INTERNATIONAL RESIDENTIAL CODE, FOUNDATION CONCRETE STRENGTH TO BE 2500 PSI.
5. DO NOT SCALE DRAWINGS.
6. THE ARCHITECT SHALL BE CONSULTED PRIOR TO IMPLEMENTATION OF ADJUSTMENTS TO THE DESIGN THAT MAY BE NECESSARY DUE TO CONDITIONS IN THE FIELD. ANY DISCREPANCIES NOTED BETWEEN FIELD CONDITIONS AND THE CONTRACT DOCUMENTS, OR ANY AMBIGUITIES OR INCONSISTENCIES CONTAINED THEREIN, SHALL BE REPORTED TO THE ARCHITECT AT THE EARLIEST OPPORTUNITY. ANY WORK WHICH IS COMPLETED IN VIOLATION OF THESE PRINCIPLES IS AT THE CONTRACTORS OWN RISK, AND NO ADJUSTMENTS TO THE CONTRACT FOR CONSTRUCTION (SCHEDULE, CONTRACT SUM, QUALITY OF WORK, ETC.) SHALL BE ALLOWED TO UNCOVER AND/OR CORRECT THE AFFECTED WORK.
7. THE ARCHITECTS SEAL AFFIXED THEREON, CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE, INFORMATION AND BELIEF, THESE DRAWINGS HAVE BEEN PREPARED IN CONFORMITY WITH ALL GOVERNING REGULATIONS OF THE LOCAL JURISDICTIONS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE & LOCAL ORDINANCES.
8. THESE DRAWINGS ARE THE GRAPHIC AND PICTORAL TOOL FOR ASSISTING THE GENERAL CONTRACTOR IN HIS BIDDING PROCESS BUT DOES NOT ASSUME RESPONSIBILITY FOR ERRORS AND/OR OMISSIONS IN THE GENERAL CONTRACTORS BID. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PERFORM AN ON-SITE INSPECTION TO COVER ANY ITEMS NOT INDICATED ON THESE DRAWINGS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE OF ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED PRIOR TO THE START OF WORK.
9. THESE DRAWINGS INDICATE THE DESIGN INTENT OF CONSTRUCTION TO SET STANDARDS OF QUALITY AND/OR PERFORMANCE. SUBSTITUTE MATERIALS AND/OR SUBSTITUTE FINISH TECHNIQUES WILL BE CONSIDERED BY THE ARCHITECT AS ACCEPTANCE PROVIDED THEY DO NOT ALTER THE VISIBLE APPEARANCE ORIGINALLY INTENDED.
10. ALL CONTRACTORS SHALL CARRY ADEQUATE LIABILITY INSURANCE AS MAY BE REQUIRED BY THE CLIENT AND LOCAL ORDINANCES. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, PROJECT AND BUILDING, ETC. FROM LOSS OR DAMAGE BY THEFT, FIRE, ETC.
11. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND DRAWINGS. IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE GENERAL CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFORE.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING/ SUBCONTRACTORS PERMITS, INSPECTION CERTIFICATES AND HEALTH DEPARTMENT APPROVALS.
13. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION AS THE THE PRESENCE OF ASBESTOS, LEAD, OR ANY OTHER HAZARDOUS SUBSTANCES ON THE PROJECT SITE AND ASSUMES NO RESPONSIBILITY WITH RESPECT TO THE SAME. NO PRODUCTS CONTAINING ASBESTOS OR UREA FORMALDEHYDE WILL BE ACCEPTED. DISPOSAL OF ALL CHEMICALS MUST BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND ORDINANCES. ALL DEMOLISHED MATERIALS SHALL BE PROPERLY HAULED FROM THE SITE AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. BURNING OF REMOVED MATERIAL FROM THE DEMOLITION WILL NOT BE PERMITTED ON OR NEAR THE SITE.
14. THE EXTENT OF WORK SHALL BE LIMITED TO THAT INDICATED ON THE CONTRACT DOCUMENTS. NO ADDITIONAL WORK SHALL BE DONE WITHOUT WRITTEN APPROVAL. ANY ADDITIONAL WORK PERFORMED WITHOUT WRITTEN CONSENT SHALL BE DONE AT THE GENERAL CONTRACTORS EXPENSE.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK AND COMPLYING WITH ALL RULES AND REGULATIONS. NOTIFY THE ARCHITECT OF ANY CONFLICTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF ALL CONTRACTOR INSTALLED EQUIPMENT AND FIXTURES ASSURE PROPER INSTALLATION, INCLUDING ITEMS INDICATED NOT IN CONTRACT (N.I.C.) IF SCHEDULED FOR INSTALLATION PRIOR TO OCCUPANCY BY OWNER. COORDINATE LOCATION OF EQUIPMENT WITH MILLWORK AND CASEWORK PRIOR TO ORDERING OF EQUIPMENT AND SUBSEQUENT INSTALLATION.
16. UPON AWARDING CONTRACTS TO SUBCONTRACTORS, THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL LONG LEAD TIME ITEMS ON THE PROJECT (I.E. MATERIALS, HARDWARE, FABRICS, ETC.) & SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT AS TO ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED PRIOR TO ORDERING THAT ITEM.
17. FIELD CHANGES REQUESTED MUST BE REVIEWED, PRICED AND APPROVED BY CLIENT PRIOR TO IMPLEMENTATION. SOME CHANGES MAY AFFECT THE COMPLETION DATE AND PRICING.
18. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SECURING OF WORK TO STRUCTURE, INTERIOR PARTITIONS, GLASS WALLS, PROJECTION SCREENS, ETC. AND SHALL BE RESPONSIBLE FOR THE SECURITY OF THAT PORTION OF WORK. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL BLOCKING/NAILERS FOR ALL WALL MOUNTED ITEMS.
19. THE GENERAL CONTRACTOR SHALL VERIFY ALL LIGHTING LOCATIONS ARE NOT HINDERED BY ANY CONDITIONS BEFORE PURCHASING FIXTURES.
20. ALL WALLS AND COLUMNS SHALL BE FINISHED TO PRODUCE A SMOOTH, TRUE AND UNIFORM APPEARANCE.
21. THE GENERAL CONTRACTOR SHALL PATCH AND FILL ANY OPENINGS IN THE CONCRETE SLAB, AND SHALL SCRAPE, CLEAN AND PREPARE IT FOR INSTALLATION OF FLOORING.
22. ALL MATERIALS TO BE USED IN THE PERMANENT CONSTRUCTION OF THE PREMISES SHALL BE NEW AND UNUSED, EXCEPT WHERE SPECIFICALLY INDICATED FOR REUSE.
23. INSTALLATIONS AND MOUNTING LOCATIONS OF VARIOUS EQUIPMENT, FIXTURES, AND ACCESSORIES ARE TO BE IN STRICT ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT" (1991). CONTRACTORS TO VERIFY WITH ARCHITECT IF DISCREPANCIES OCCUR IN ORDERING OF FIXTURES, EQUIPMENT, OR ACCESSORIES AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO ORDERING OF THE SAME.
24. WATER RESISTANT GYPSUM WALL BOARD SHALL BE USED FOR ALL WET AREAS.
25. CONTRACTOR TO COORDINATE ANY SIGNAGE REQUIREMENTS
26. UNLESS OTHERWISE SPECIFIED, ALL ACCESS PANELS, ELECTRICAL PANELS, HVAC REGISTERS AND GRILLES, ETC. SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.
27. REFER TO PLUMBING DRAWINGS FOR LOCATION OF ALL FLOOR DRAINS.
28. ALL MATERIALS TO BE USED ON THIS PROJECT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURERS RECOMMENDED SPECIFICATIONS FOR INSTALLATION.
29. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MATERIALS, WORKMANSHIP, MEANS OR METHODS OF CONSTRUCTION.
30. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THOSE SUPERVISION OF CONSTRUCTION, AND IS NOT RESPONSIBLE FOR ANY CHANGES WITHOUT PRIOR NOTIFICATION.
31. ELECTRICAL POWER OF EXISTING VOLTAGE & AMPERAGE CAN BE OBTAINED FROM FIELD SURVEY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ANY CONNECTIONS TO BUILDING SERVICE & FOR EXTENSION OF SERVICE. CONTRACTOR SHALL DETERMINE ANY ADDITIONAL VOLTAGE SERVICE TO DETERMINE COST FOR SUCH POWER, IF REQD FOR CONSTRUCTION.
32. ALL EXISTING SURFACES AND OR STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGH ALL STAGES OF CONSTRUCTION. ANY DAMAGE RESULTING FROM RELOCATION, DEMOLITION, OR NEW CONSTRUCTION TO EXISTING FIELD HOUSE OR OTHER BUILDINGS TO REMAIN SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER
33. WHERE EXISTING WALL COVERING IS REMOVED, SKIM COAT EXISTING WALLS TO PROVIDE SMOOTH SURFACE FOR PAINTING.
34. THE GENERAL CONTRACTOR DURING AND AT COMPLETION OF THE WORK SHALL LEAVE ALL WORK AREAS AND FINISH SPACE IN A CLEAN AND ACCEPTABLE CONDITION CLEAR OF MATERIALS. FINAL CLEANUP INCLUDES THE INTERIOR OF WINDOWS, MULLIONS AND SILLS, BLINDS, LIGHT FIXTURES AND DOORS.
35. CONTRACTOR IS TO PROVIDE ALL CERTIFICATES OF OCCUPANCY PERMITS TO LANDLORD AT COMPLETION OF PROJECT WITH COPY TO CLIENT AND TO ARCHITECT.

SYMBOLS

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- DOOR NUMBER
- WALL TYPE
- WINDOW IDENTIFICATION
- BATHROOM — ROOM NAME
- RECESSED LIGHT FIXTURE
- WALL LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- TRACK LIGHT FIXTURE
- SMOKE DETECTOR
- FAN — CEILING EXHAUST FAN
- DATUM POINT
- ALIGN
- NORTH ARROW
- DUPLEX OUTLET
- GFI OUTLET
- EXTERIOR GFI OUTLET
- 240 V OUTLET
- WALL SWITCH
- THREE-WAY WALL SWITCH

DRAWING TITLE

DRAWING NUMBER — A1 — TITLE — DRAWING TITLE
SCALE: 1" = 1'-0" — SCALE OF DRAWING

ELEVATION INDICATOR

ELEVATION NUMBER — A-000 — DIRECTION OF ELEVATION
SHEET DRAWN ON

SECTION INDICATOR

DIRECTION OF SECTION
A-000 — SECTION NUMBER
SHEET DRAWN ON

DETAIL INDICATOR

A-000 — DETAIL NUMBER
SHEET DRAWN ON
LIMITS OF DETAIL OR ENLARGED DRAWING REFERENCE

MATERIALS

- BRICK
- CMU BLOCK
- CONCRETE
- EARTH
- GRAVEL
- MORTAR
- STEEL
- CEMENTITIOUS SIDING
- GYPSUM WALL BOARD
- INSULATION, BATT
- INSULATION, RIGID
- PLYWOOD
- WOOD FINISH
- WOOD FRAMING

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GENERAL NOTES
SYMBOLS &
MATERIALS

A-001

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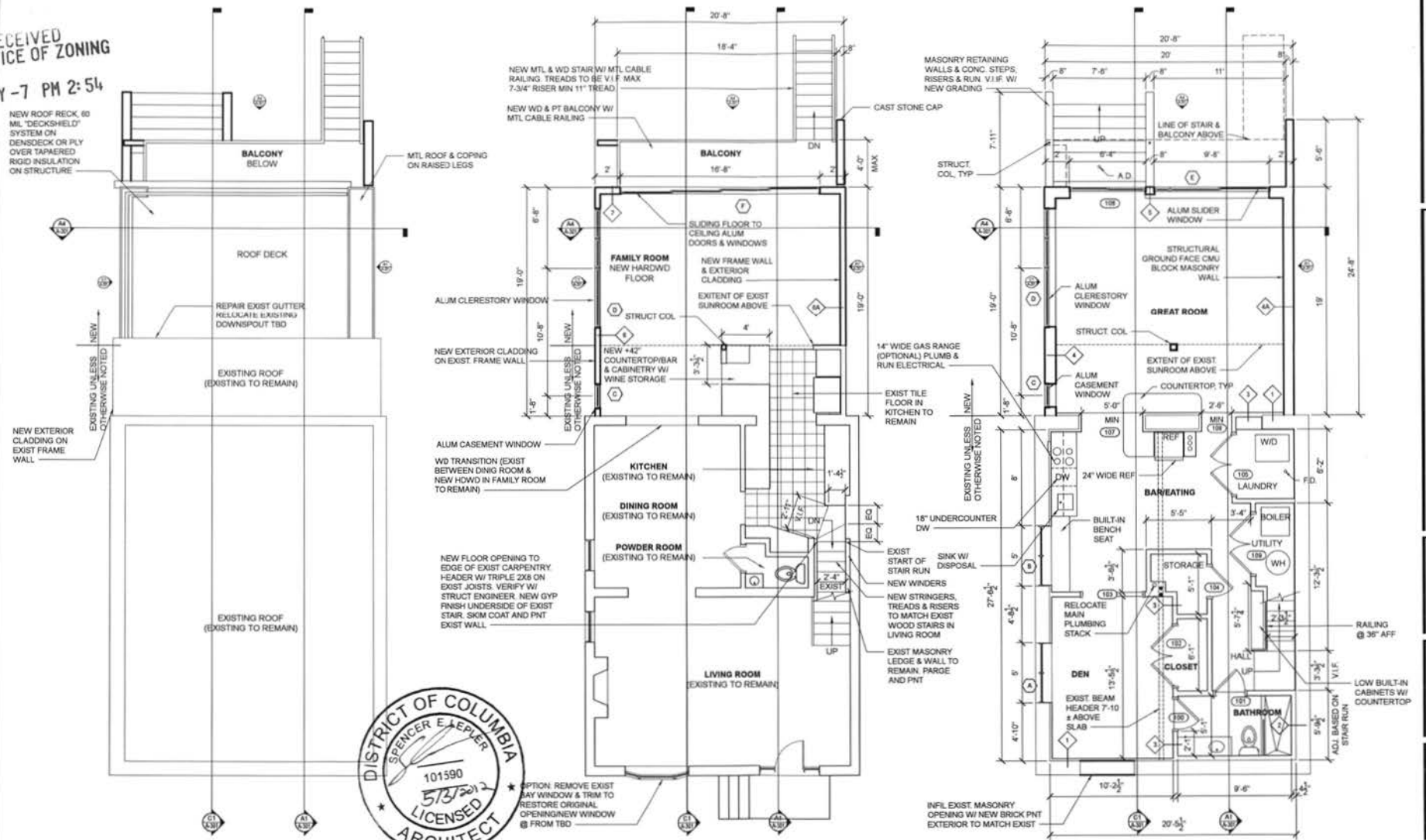

A5 TITLE
SCALE: 1/4" = 1'-0"

A3 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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PLAN NOTES:

1. RETAIN WALLS AND CEILING IN AREAS WHERE NOTED OR WHERE WORK IS NOT TO BE PERFORMED
2. RETAIN EXISTING WOOD FLOORING ON MAIN FLOOR / PATCH AND REPLACE AS NECESSARY
3. REMOVE MILLWORK AND FIXTURES AS NOTED
4. PRIME AND PAINT ALL EXISTING WALLS AND CEILINGS.
5. EVALUATE EXISTING MECHANICAL SYSTEM AND DETERMINE SPACE REQUIREMENTS MEETING ALL APPLICABLE CODE.
6. EVALUATE EXISTING ELECTRICAL SYSTEM TO DETERMINE WIRING MEETS ALL APPLICABLE CODE - UPGRADE AS NECESSARY
7. NEW CASEWORK AND COUNTERTOPS TO BE PURCHASED AND INSTALLED BY CONTRACTOR.
8. EQUIPMENT TO BE PURCHASED AND INSTALLED BY CONTRACTOR
9. MATCH ALL EXIST TRIM AROUND WINDOWS & DOORS
10. PATCH AND REPAIR EXISTING HARDWOOD FLOORING.
11. WORK ON SECOND FLOOR TO BE LIMITED TO EXTERIOR CLADDING EXCEPT WHERE NOTED FOR OPTIONAL REPLACEMENT OF WINDOWS AND PROPOSED DOOR. SEE ELEVATIONS.

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BASEMENT, FIRST FLOOR, & ROOF PLANS

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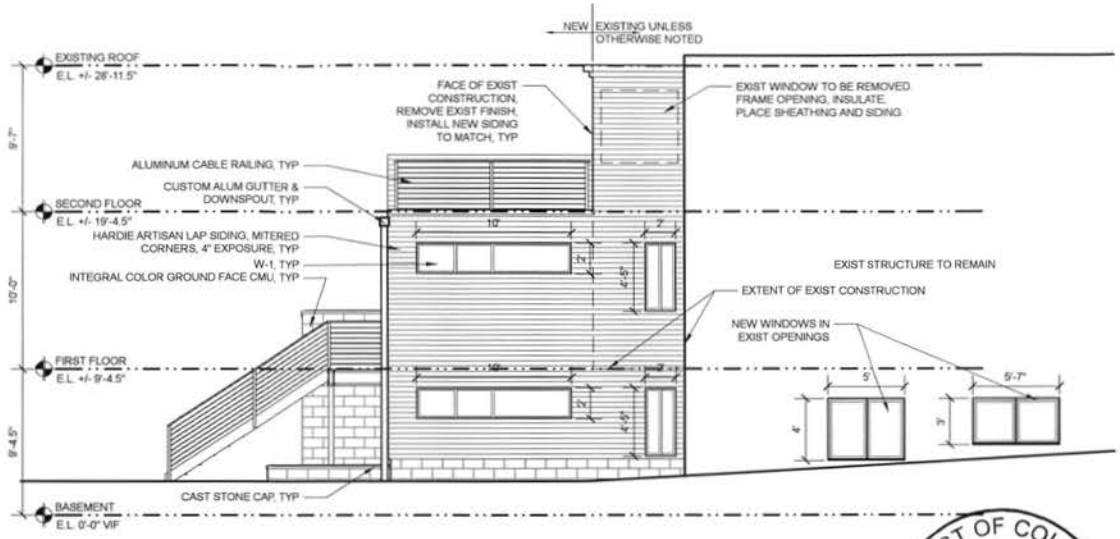

C1 SOUTH ELEVATION
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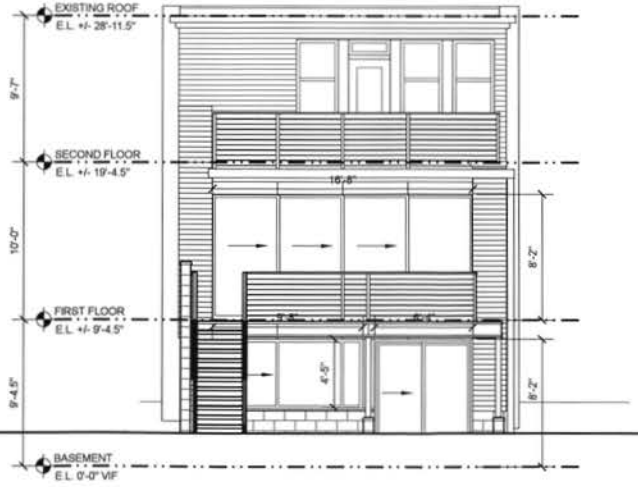

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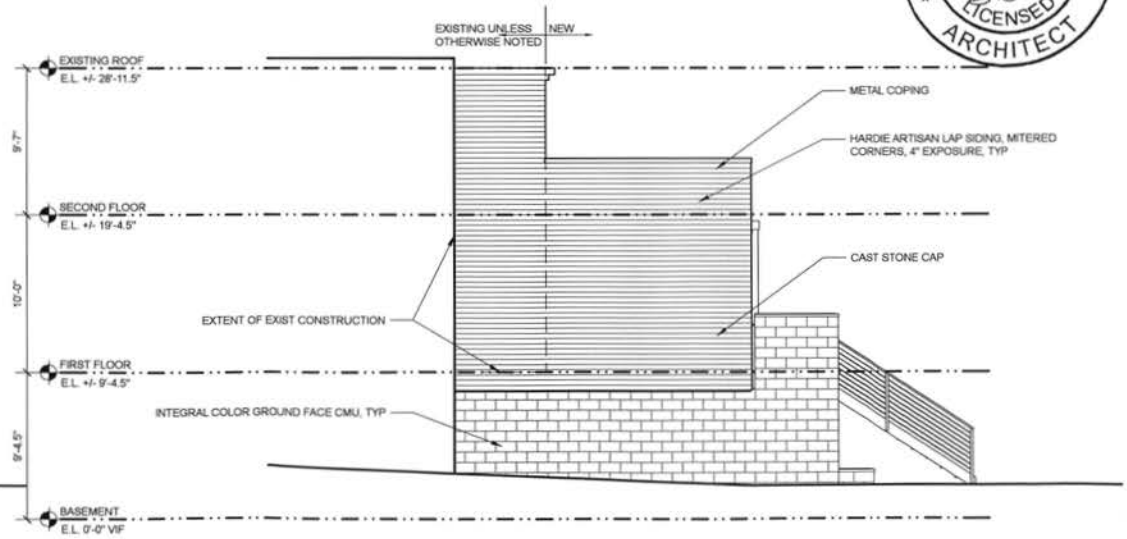

A1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATIONS

A-201

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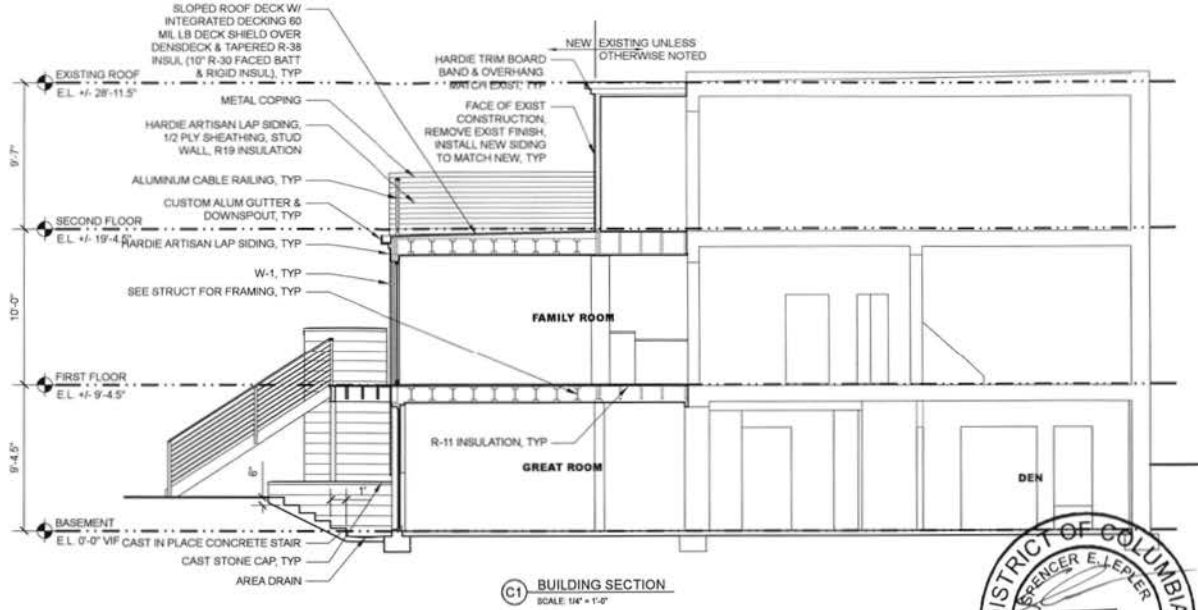

C1 BUILDING SECTION
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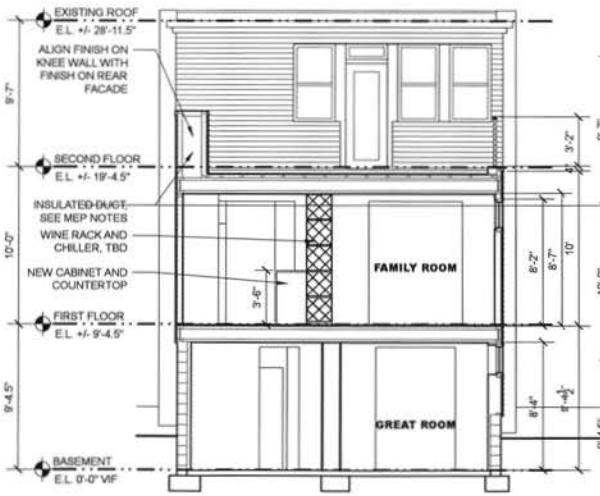

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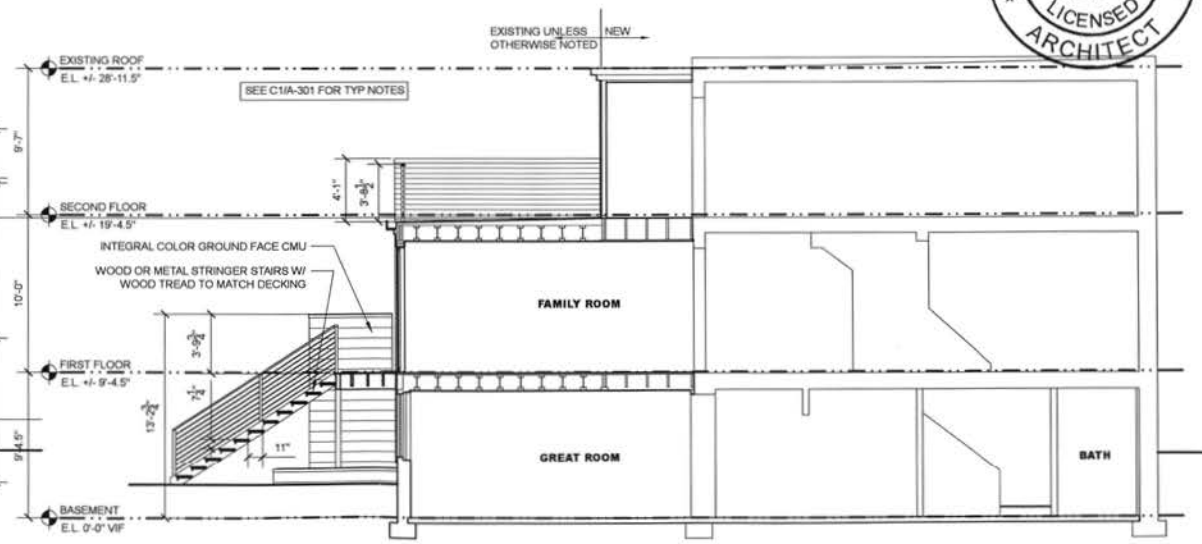

A1 BUILDING SECTION
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SECTIONS

A-301

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